

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF INDIANA
INDIANAPOLIS DIVISION

IN RE:)
)
ITT EDUCATIONAL SERVICES, INC., *et al.*¹) Case No. 16-07207-JMC-7A
)
Debtors.) Jointly Administered

**REPORT OF SALE FOR 6300 W.
LAYTON AVENUE, GREENFIELD, WI 53202 AND
CERTAIN PERSONAL PROPERTY LOCATED THEREON**

Deborah J. Caruso, the chapter 7 trustee in this case (the “Trustee”), by counsel, pursuant to Rule 6004(f)(1) of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”), reports as follows:

1. On March 23, 2018, the Court entered its *Order Granting Trustee’s Motion to Sell Real Estate Located in Greenfield, Wisconsin, and Certain Personal Property Located Thereon, Free and Clear of All Liens, Encumbrances, Claims and Interests with a Prospective Purchaser Identified But Bids Considered* (the “Sale Order”) [Doc 2472], authorizing the Trustee to sell real estate located at 6300 W. Layton Avenue, Greenfield, WI 53220 (the “Real Estate”) and certain personal property located on the Real Estate (the “Personal Property”) to the Milwaukee Area Joint Apprenticeship & Training Committee for the Electrical Industry (the “Purchaser”) for the total purchase price of \$1,475,000.00 (\$1,250,000.00 for the Real Estate and \$225,000.00 for the Personal Property), free and clear of all liens, encumbrances, claims and interests.

2. On July 13, 2018, the sale of the Real Estate and Personal Property was completed, realizing gross sale proceeds of \$1,475,000.00. Attached and incorporated as Exhibit 1 is the *Seller’s Statement* (the “Closing Statement”).

¹ The debtors in these cases, along with the last four digits of their respective federal tax identification numbers are ITT Educational Services, Inc. [1311]; ESI Service Corp. [2117]; and Daniel Webster College, Inc. [5980].

3. As reflected in the Closing Statement, the following was paid at closing:

- (a) \$48,613.63 in delinquent personal property taxes;
- (b) \$76.85 for prorated sewer fees;
- (c) \$362.14 for prorated water fees;
- (d) \$24,375.00 to A&G Realty Partners, LLC for commissions;
- (e) \$29,250.00 to Tiger Capital Group, LLC for commissions;
- (f) \$208,574.63 in delinquent real estate taxes; and
- (g) \$1,895.00 in other closing cost.

4. The Trustee has received the remaining net proceeds from the sale of the Real Estate and Personal Property in the sum of \$1,031,852.75, in addition to the earnest deposit of \$130,000.00. Such funds have been deposited into the Affiliated Debtors' bankruptcy estates' financial account.

5. Pursuant to the *Notice, Case Management and Administrative Procedures* (the "Case Management Procedures") approved by the Court on October 4, 2016 [Doc 220], the Trustee will serve a copy of this report on the following (as defined in the Case Management Procedures): (a) the Core Group; (b) the Request for Notice List; and (c) the Appearance List.

6. The Trustee requests that this report be exempt from the notice and hearing requirements under the Case Management Procedures and the requested relief be granted without further notice or hearing.

WHEREFORE, the Trustee respectfully requests entry of an order approving this report, approving the payments set forth herein, and granting the Trustee all other just and proper relief.

Respectfully submitted,
RUBIN & LEVIN, P.C.

By: /s/ Meredith R. Theisen
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CERTIFICATE OF SERVICE

I hereby certify that on July 16, 2018, a copy of the foregoing *Report of Sale for 6300 W. Layton Avenue, Greenfield, WI 53202 and Certain Personal Property Located Thereon* was filed electronically. Pursuant to Section IV.C.3(a) of the Case Management Procedures, notice of this filing will be sent to the following parties through the Court's Electronic Case Filing System. Parties may access this filing through the Court's system.

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I further certify that on July 16, 2018, pursuant to Section IV.C.3(c) of the Case Management Procedures, a copy of the foregoing *Report of Sale for 6300 W. Layton Avenue, Greenfield, WI 53202 and Certain Personal Property Located Thereon* was emailed to the following:

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